

BRIEFING DETAILS

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| BRIEFING DATE / TIME | Wednesday, 27 April 2022, 9:30am – 11:15am Site inspection undertaken after the briefing |
| LOCATION | Yass Valley Council Administration Building, 209 Comur Street, Yass |

BRIEFING MATTER(S)

PPSSTH-140 – Yass Valley – DA210262 – 209 COMUR STREET YASS 2582 – Demolition of existing buildings, construction of a new single-storey public administration building, a new single-storey community library, a new two-storey commercial office building, an at-grade parking lot, additional 38 at-grade parking spaces, a public plaza and refurbishment of the local heritage mill building – Crago's Mill.

PANEL MEMBERS

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| IN ATTENDANCE | Clare Brown (Acting Chair), Renata Brooks, Chris Wilson, Jim Abbey and Scott Martin |
| APOLOGIES | None |
| DECLARATIONS OF INTEREST | None |

OTHER ATTENDEES

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| COUNCIL STAFF | Chris Berry, James Dugdell, Ian Dencker, Julie Rogers, |
| ASSESSMENT STAFF | Graeme Harlor, James Burns – Queanbeyan Palerang Council |
| APPLICANT | Sophie Olsen and Skylar Chan - SMEC |
| DEPARTMENT STAFF | Sung Pak |

KEY ISSUES DISCUSSED

Applicant's Briefing

- The applicant briefed the Panel on the architectural plans and the structure of the proposed development.
- The proposal consists of four main components; Council's Administration Centre, Public Library, commercial building and a heritage listed Crago Mill building. The proposal also includes a public plaza and carpark within the precinct.
- The development site consist of five lots and all existing buildings within these lots will be demolished except the heritage listed Crago Mill building.
- The construction will take place in four stages;
 - Stage 1 – Administration Centre with onsite carpark
 - Stage 2 – Public Library and renovation of Crago Mill building

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- Stage 3 – Complete the construction of Administration Centre and demolish the existing Council administration building
- Stage 4 – Two storey Commercial building.
- The proposed single level public library has sufficient space and can be used as a multi-purpose space. Also consists of landscaped central courtyard.
- All buildings meet the height controls under the Yass Valley LEP 2013.
- The Crago Mill building is proposed to be renovated to incorporate exhibition space and to allow activities such as café/restaurant premises with outdoor seatings.
- Commercial building space will be designed to accommodate community uses and could include work spaces etc
- The Crago Mill building is the anchor of the precinct.
- In early consultation undertaken by Council, the community showed interest and support the proposal, particularly for multi-purpose and multi-functional commercial and public library space to allow alternative working environments.
- Council will continue to occupy the current building as an Administration centre whilst the new Administration Centre is constructed.
- The Council indicated that there would be ongoing consultation with the community throughout the process .
- The level of new library building was lowered to stop the overshadowing of the Mill building and also to give more exposure and provide sight lines to the heritage building as a feature of the precinct.
- Landscaping is proposed to soften the visual impact of the concrete retaining wall along the residential interface
- The exhibition area in the Mill building – will be useful for the arts and craft community to build strong cultural heritage links and enabling the exhibition and display of historical materials.
- No plans for the basement area available yet.
- All lots owned by Council and will be amalgamated into one lot as part of the process.
- Local Aboriginal Land Council was consulted as part of public consultation and attended workshop. No submissions was received.

Assessment Officer's Briefing

- The proposed development complies with building height, FSR and Heritage Conservation controls.
- Heritage Impact Assessment report's been provided for the refurbishment of the Mill building and it states the impacts are considered to be minimal.
- Contamination Report highlights the use of the land as a service station and any other historic uses and remediation plan is already provided to address the contamination issue.
- Submissions generally support the proposal.
- Confirmation that no child care centres or any other sensitive uses proposed for this site.

Issues

- Clarification required to the status of easements for services across the site including the sewer and whether the services exist or are to be replaced.
- Access arrangements to existing Aldi Carpark through the Council carpark need to be addressed.
- The Panel questioned the level of buildings and retaining wall at the rear of the site and whether there is there an opportunity to lower the height of building and achieve same outcome without earthworks and 2m retaining wall.
- No acoustic assessment or noise attenuation is provided for any of the airconditioning plants to adjacent properties and the Administration building. Acoustic assessment required to address potential impact to adjoining residential properties.
- Details of the access of the service vehicles and truck/delivery vehicles for loading/unloading within the site is required.

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- Waste Management Plan is required for the operation of the site and the various buildings/activities
- Desktop Investigation of any Aboriginal Cultural Heritage on site is required.
- Investigation of any heritage significance (social or cultural) of the old swimming pool site required to be undertaken.
- Clarification of the future use of the commercial building, such as hours of operations, traffic generation of uses, how are the spaces going to operate.
- Contamination issue has to be resolved at early work stage given past use as service station and potential asbestos contamination.

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